



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

1,069.11± ACRES
AUTAUGA COUNTY, AL
\$3,474,607

THE AUTAUGA 1,069.11

PROPERTY PROFILE

LOCATION:

- County Road 38
Autaugaville, AL 36003
- Autauga County
- 9.4± Miles NW of Autaugaville
- 28.2± Miles NW of Millbrook
- 32.8± Miles NW of Montgomery

PROPERTY USE:

- Recreational
- Hunting
- Potential Home/Lodge Sites
- Investment

TAX INFORMATION:

- 13-05-15-0-000-002-000-0: \$441.96
- 13-05-22-0-000-001-000-0: \$747.08
- 13-06-23-0-000-002-000-0: \$397.04
- 13-08-27-0-000-001-000-0: \$226.38
- 13-08-27-0-000-002-000-0: \$77.60

COORDINATES:

- 32.5236, -86.7499

PROPERTY INFORMATION:

- 1,069.11± Acres
- 5,000'+ Road Frontage
- 4 Access Points
- 16+ Miles of Roads and Trails
- Multiple Large Food Plots
- Large SMZs with
Mature Mixed Timber
- Small Camp House
 - 4 Bunks, Bathroom,
and Kitchen Area
- Deep Well & Power
- Numerous Intermittent Streams
- 3 Perennial Streams
- Several Lake/Pond Sites
- Dove Field
- Duck Pond
- 400+ Yard Shooting Range
- Deer, Duck, Dove, Quail,
Turkey, and Pigs



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RUSS WILKERSON

QUALIFYING BROKER, SOUTH CENTRAL ALABAMA

C: 334-268-9098

O: 334-535-0242

russ@smalltownproperties.com

215 E Sixth St. - Luverne, AL 36049

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE AUTAUGA 1,069.11

WELCOME TO A RECREATIONAL AND SPORTSMAN'S PARADISE: THE AUTAUGA 1,069.11. Ideally situated 30 minutes from Prattville, 1.5 hours from Birmingham, and less than 4 hours from the Gulf beaches, this 1,069.11± acre property is far enough to get away from the hustle and bustle of life but close enough to enjoy the amenities of the city. The Autauga County, Alabama, tract is worth a visit!

TIMBER AND VEGETATION

The timber consists of longleaf pine, loblolly pine, and mixed hardwoods. Approximately 500 acres of longleaf pines were planted in row-crop fields eight to ten years ago. Offering great bedding and browse for deer, this stand offers the owner the option of leasing the pine straw rights. In the future, enjoy that sought-after "pine savanna" look.

The remainder of the timber is mixed loblolly and hardwood. You will find an impressive amount of white oaks and mast-producing hardwoods along the numerous SMZs (Streamside Management Zones).

[CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO](#)



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MORE ABOUT THE AUTAUGA 1,069.11

ACCESS AND INFRASTRUCTURE

The internal road and trail system is impressive, with well over 16 miles of roads and trails, most of which can be navigated in a pickup truck. These trails make the entire property easily accessible. Additionally, there are four access gates along County Road 38.

HUNTING AND WILDLIFE

With numerous food plots strategically placed, the deer hunting is top-notch. The large mast trees in the bottoms make perfect roosting areas for the healthy turkey population, with ample open fields for them to dust, strut, and nest. There is also a 10± acre dove field.

POTENTIAL

Throughout the land, you will find multiple potential lake sites and home/cabin/lodge sites. A deep well and power are available on-site.

**The Autauga 1,069.11 truly is a show-stopper!
Contact Russ Wilkerson today to schedule a private
tour and experience #TheSmallTownWay.**



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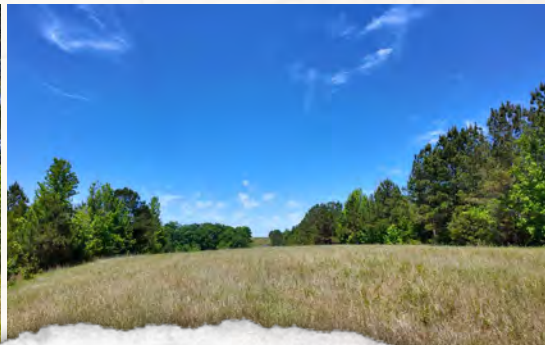
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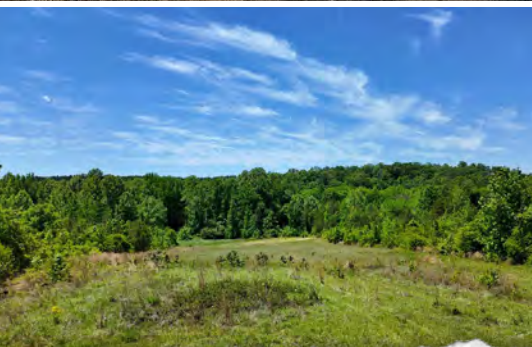
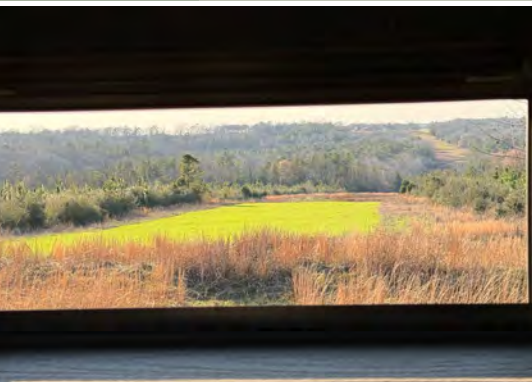
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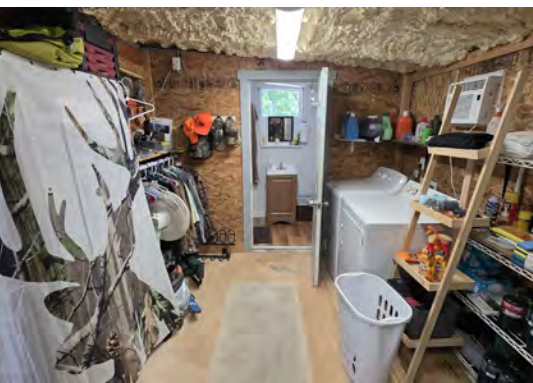
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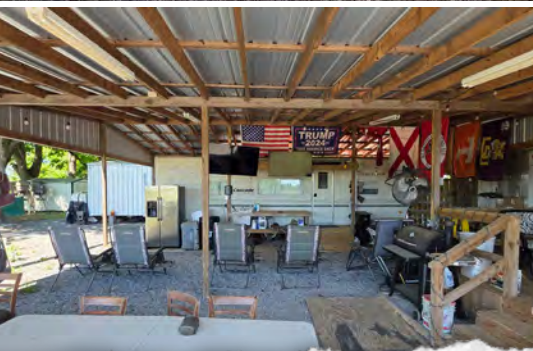
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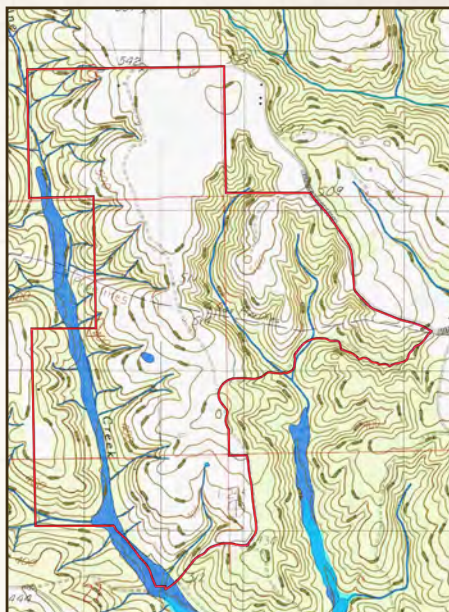
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land id. LINK

TOPOGRAPHY MAP



Directions From Autaugaville, AL:
Travel 7.1 miles on County Rd 19 N/N Pickett Street. Turn left on Autauga County 19/Autauga County 40/County Rd 40 West and then make another left on Autauga County 38. Proceed 2.2 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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